

Paul McInnis
21,000 SF
COR Lafayette Rd
& Juniper

~~154~~
#154
Registry Plan

Dentist



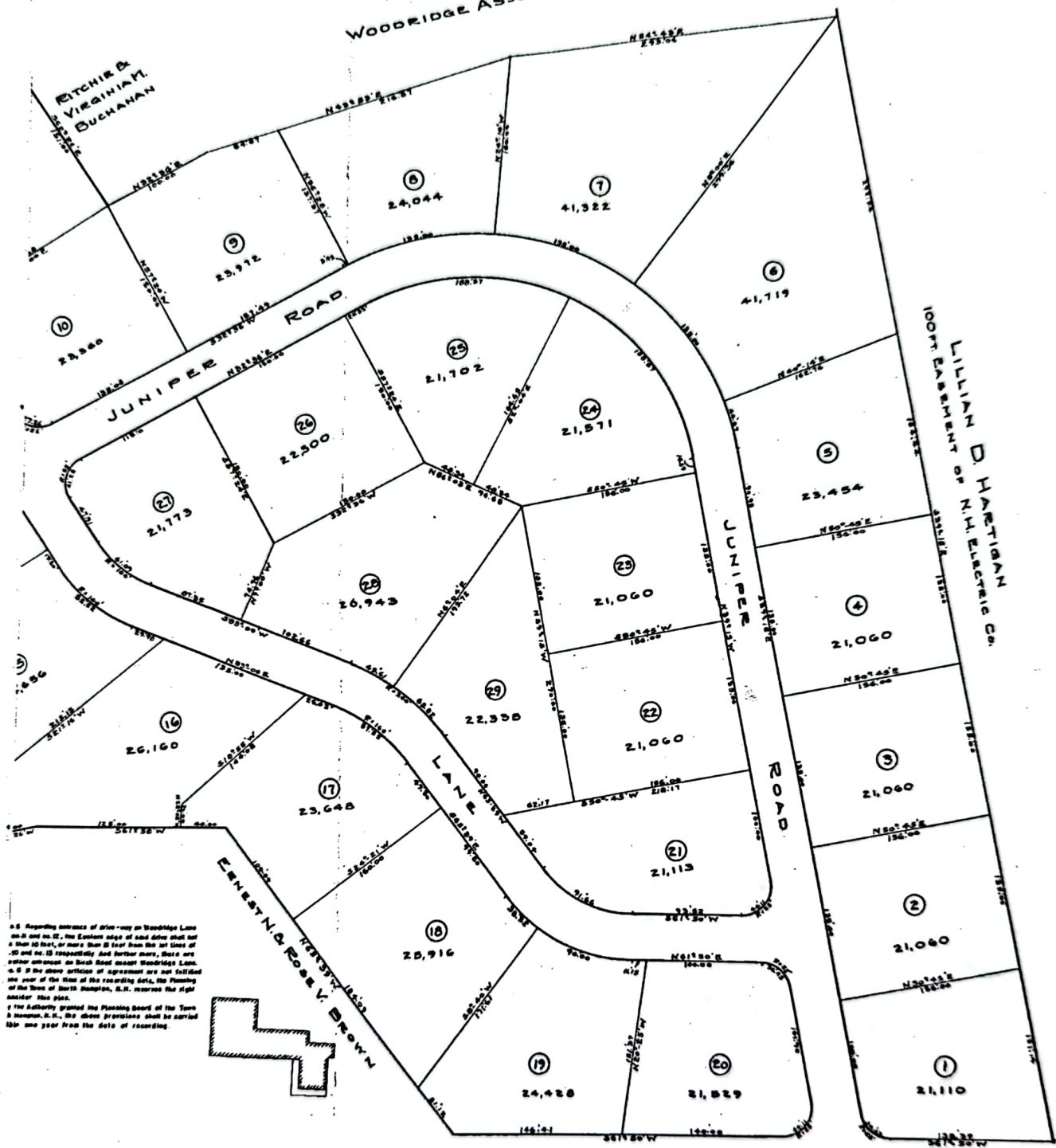
Office Bldg

Town water -
a couple of weeks

#154

WOODRIDGE ASSOCIATES INC.

FITCH &
VIRGINIA H.
BUCHANAN



As to the area of lots 1 through 10, the Eastern side of said lots shall be a line 10 feet, or more than 10 feet from the lot line of 10 and 11 respectively and further more, there are other streets on both sides of said lots. As to the area of lots 11 through 26, the Eastern side of said lots shall be a line 10 feet, or more than 10 feet from the lot line of 10 and 11 respectively and further more, there are other streets on both sides of said lots. As to the area of lots 11 through 26, the Eastern side of said lots shall be a line 10 feet, or more than 10 feet from the lot line of 10 and 11 respectively and further more, there are other streets on both sides of said lots.

LAFAYETTE ROAD

PLAN OF
"WOODRIDGE"
NORTH HAMPTON, N.H.

SCALE: 1" = 40 FT. NOV. 1963

JOHN W. DUNN
CIVIL ENGINEER



filed 9. 10. 1963
J. W. Dunn

Drawer IV Section J #154
1 of 2 sheets



NOTE 1: SEE "SUBDIVISION OF
LAND OF LILLIAN D. HARTISAN
FOR RICHARD A. NELSON IN NORTH
HAMPTON, N.H. SCALE: 1"=40'.
DECEMBER 1976 PRINCE SURVEY
ASSOC., INC. E1E7E+ SEABROOK,
N.H." PLAN #371.

NOTE 3: SEE A.C.R. PLAN #154.

NEW HAMPSHIRE 6RS
SEE A.C.B. 1161 - 153
1135 57
51 06 - 10 N
N/F WOODBRIDGE ASSOC., INC.
SEE NOTE 5

NOTE 2: SEE "NEW HAMPSHIRE GAS & ELECTRIC COMPANY PORTSMOUTH, N.H. "NORTH HAMPTON TAP" FROM THE "SOUTH LINE" TO THE LAFAYETTE ROAD" POWER LINE RIGHT OF WAY 100 FT. IN WIDTH ACROSS PROPERTY OF LILLIAN D. HARTIGAN..... NORTHEASTLY SIDE OF LAFAYETTE ROAD..... NORTH HAMPTON, ROCKINGHAM COUNTY, N.H. SURVEYED BY ALBERT MOULTON C.E. NOV. 1949 PLAN DAWN FEB. 7, 1950 SCALE: 1" = 600'."

PLOT PLAN
(SITE PLAN)

FROM NORTH HAMPTON
THE MAP

DETAIL
(NOT TO SCALE)

101 94
62-00-00 H
FIDUC
LAFAYETTE

D-7326

APPROVED BY THE NORTH
HAMPTON PLANNING BOARD.

DATE: 12 Oct 1977

3216

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That WE, NEIL S. HILTUNEN and GAIL T. HILTUNEN, husband and wife, of 1 Woodridge Lane, North Hampton, County of Rockingham and State of New Hampshire, for consideration paid, grant to GAIL T. HILTUNEN, TRUSTEE OF THE GAIL T. HILTUNEN REVOCABLE TRUST - 1998 dated October 14, 1998, of 1 Woodridge Lane, North Hampton, County of Rockingham and State of New Hampshire, with QUITCLAIM covenants, the following described premises:

Two certain tracts or parcels of land situate in North Hampton, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

PARCEL 1

A certain tract or parcel of land with the buildings thereon or to be placed thereon, situate in the Town of North Hampton, County of Rockingham, State of New Hampshire, on the Southerly side of Juniper Road, so-called, being shown as Lot #21 on a certain plan entitled "Woodridge", by John W. Durgin, C.E., November 1963 and recorded in the Rockingham County Registry of Deeds as Plan #154, containing 21,113 square feet, more or less.

Subject to Protective Covenants as enumerated on the above-mentioned plan and applicable Zoning Regulations of the Town of North Hampton, NH.

Meaning and intending to convey the same premises conveyed to these grantors by deed of Gordon L. Wright and Ann E. Wright dated February 14, 1979 and recorded in the Rockingham County Registry of Deeds in Book 2232, Page 973.

PARCEL 2

A certain tract of land, with any buildings thereon, situate in North Hampton, County of Rockingham and State of New Hampshire, on the Northerly side of Lafayette Road, being shown as Lot #1 on a certain plan entitled "Woodridge" by John W. Durgin, C.E., November, 1963 and recorded in the Rockingham County Registry of Deeds Plan #154.

Subject to the Protective Covenants as numerated on the above-mentioned Plan.

Meaning and intending to convey the same premises conveyed to these Grantors by deed of Conrad B. Dana dated April 21, 1981 and recorded in the Rockingham County Registry of Deeds at Book 2387, Page 808.

Signed this 18th day of November, 1998.

Maureen P. DeVecchio
Witness

Neil S. Hiltunen
Neil S. Hiltunen

(to both)
Witness

Gail T. Hiltunen
Gail T. Hiltunen

State of New Hampshire
Rockingham, ss.

November 18, 1998

Then personally appeared Neil S. Hiltunen and Gail T. Hiltunen and acknowledged the foregoing to be their voluntary acts and deeds. Before me,

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
112098351004 \$40.00
VOID IF ALTERED

Maureen P. DeVecchio
Justice of the Peace/Notary Public
My Commission Expires: _____

MAUREEN P. DEVECCIO, Notary Public
My Commission Expires April 18, 2000

PROTECTIVE COVENANTS

LAND USE, BUILDING TYPE AND SIZE

No lot shall be used except for residential purposes, with incidental professional offices. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one half stories in height and a private garage for not more than three cars. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 950 square feet for a one-story dwelling, nor less than 750 square feet for a dwelling of more than one story. This covenant does not apply to lots fronting on Lafayette Road.

NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

LIVESTOCK AND POULTRY

No animals, livestock, poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

TERM

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

TOWN REQUIREMENTS

No. 1 All water mains and entrances to all lots to be installed prior to the final surfacing of the road with the so called "Farmers Mix."

No. 2 The developers shall be required to provide curved shoulders with an embankment at least 2 1/2 feet of road level commencing at a point approximately 200 feet on both sides on Woodridge Lane on the Birch Road end and continuing from the South West corner of Woodridge Lane to the Buchanan property.

No. 3 Beginning at the Northerly end of lot no. 11 and extending the length of the Buchanan property on Birch Road and further more extending ten feet beyond the Buchanan property, a 16 inch steel culvert shall be installed, this to empty into the property of Woodridge Associates, Inc.

No. 4 The Woodridge Associates, Inc. shall be required to give to the Town of North Hampton, N.H. an easement on their lot North of the Buchanan property.

No. 5 Regarding entrance of drive-way on Woodridge Lane on lots no. 11 and no. 12, the Eastern edge of said drive shall not be less than 10 feet, or more than 15 feet from the lot lines of lots no. 10 and no. 13 respectively. And further more, there are to be no other entrances on Birch Road except Woodridge Lane.

No. 6 If the above articles of agreement are not fulfilled within one year of the time of the recording date, the Planning Board of the Town of North Hampton, N.H. reserves the right to reconsider this plan.

By the Authority granted the Planning Board of the Town of North Hampton, N.H., the above provisions shall be carried out within one year from the date of recording.



$$1'' = 30'$$
